

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF LAKE CITY, FLORIDA

CITY OF LAKE CITY, FLORIDA

CASE NO. 2016-00000168

PETITIONER,

v.

LISA PAIGE THOMPSON,

RESPONDENT.

ORDER

THIS CAUSE came before the Special Magistrate on August 11, 2016, at the request of Petitioner, and the Special Magistrate having heard and received testimony and evidence from Petitioner, makes the following findings of fact and conclusions of law and thereupon orders, as follows:

Findings of Fact

1. Respondent, Lisa Paige Thompson ("Respondent"), is the owner of residential real property located at 715 SW Alachua Avenue in Lake City, Florida ("Property").
2. City of Lake City Code Inspector Beverly Wisman initially inspected Respondent's property on April 8, 2016, and observed a fire-damaged and deteriorating vacant structure. More specifically, the structure had been damaged by fire and not repaired, which caused it to deteriorate further. The roof, overhang, siding and porch are in disrepair. This has resulted in the creation of an unsafe nuisance and blight condition in the neighborhood.
3. On April 8, 2015, Petitioner sent a Warning Notice via USPS first class mail addressed to Respondent at 311 NE 45th Terrace, Ocala, Florida 34470 describing the alleged

City of
LAKE CITY
Gateway to Florida

Office of the City Clerk
205 North Marion Avenue
Lake City, Florida 32055
TELEPHONE: (386) 719-5756
EMAIL: sikesa@lcfla.com

STATE OF FLORIDA

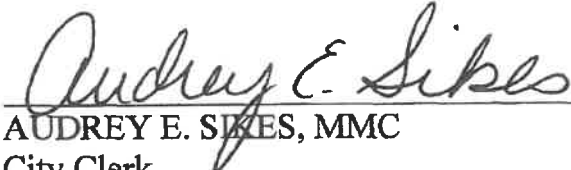
COUNTY OF COLUMBIA

Inst: 201612014466 Date: 09/06/2016 Time: 2:26PM
Page 1 of 5 B: 1321 P: 1228, P. DeWitt Cason, Clerk of Court
Columbia, County, By: KV
Deputy Clerk

I, Audrey E. Sikes, Clerk of the City of Lake City, DO HEREBY CERTIFY the attached to be a true and correct copy of City of Lake City Code Enforcement Special Magistrate Order for - Case Number 2016-00000168 (4 pages), as promulgated and on file in the City Clerk's office and the official records of the City of Lake City, Florida.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the Corporate Seal of this City this 24th day of August 2016.

SEAL OF THE CITY OF LAKE CITY, FLORIDA.



AUDREY E. SIKES, MMC
City Clerk

violations and requesting that the violations be corrected by no later than May 30, 2016.

Respondent was initially responsive to Petitioner's requests and took some steps to clean-up the property and repair the structure, however, Respondent failed to complete the process and ceased responding to Petitioner.

4. City of Lake City Code Inspector Beverly Wisman re-inspected the Property on June 1, 2016 and observed piles of trash and debris deposited at the curb; the conditions were otherwise unchanged. On June 6, 2016 Petitioner sent a Notice of Violation (NOV) via USPS certified mail to Respondent at 311 NE 45th Terrace, Ocala, Florida 34470, again describing the alleged violations on the Property and requesting that the violations be corrected on or before July 30, 2016. . A Notice of Hearing was also included with the time and place of the August 11, 2016 hearing. On June 29, 2016 USPS returned to Petitioner its certified mail indicating that it was "UNCLAIMED" by Respondent and that USPS was "UNABLE TO FORWARD."
5. On July 29, 2016, Petitioner posted a copy of the Notice of Violation and a copy of the Notice of Hearing on Respondent's property and at the City Hall for the City of Lake City.
6. City of Lake City Code Inspector Beverly Wisman re-inspected the Property on August 5, 2016 and the conditions were unchanged.

Conclusions of Law

1. The authority of the undersigned special magistrate to hear and determine the violations alleged by Petitioner comes from Part I, chapter 162, Florida Statutes; Chapter 2, Article X, Section 2-414 of Lake City, Florida Code of Ordinances; and Lake City Council Resolution No. 2014-050.

2. The proceedings in this matter are governed by chapter 162, Florida Statutes, and Article X, Chapter 2, Part II, Lake City, Florida Code of Ordinances.
3. Respondent was properly notified of the alleged violations on the Property and provided with a reasonable period of time within which to correct the violations.
4. Respondent failed to timely correct the alleged violations on the Property.
5. Petitioner requested a hearing and provided proper notice to Respondent of its date, time and location.

Order

1. Respondent shall take the actions necessary to correct the violations found on the subject property within thirty (30) days of the date of this Order. Such action must include obtaining a permit from Petitioner for either demolition of the structure and disposal of all debris or a building permit to repair the structure in accordance with State and Petitioner Code requirements.
2. In the event the subject property is not brought into compliance with Petitioner's Code of Ordinances on or before the 30th day, a daily fine of one-hundred dollars (\$100.00) will begin to accrue on the 30th day in accordance with Section 162.09, Florida Statutes, and may become a lien on the property upon which Petitioner may foreclose.
3. In addition, Respondent is ordered to pay Petitioner's enforcement costs in the amount of six dollars and sixty-seven cents (\$6.67) within ten (10) days of the date of this Order. In the event such costs are not timely paid by Respondent, \$6.67 may be added to the amount of any lien placed on the subject property by Petitioner.

DONE AND ORDERED in this 23rd day of August 2016.


JENNIFER B. SPRINGFIELD
SPECIAL MAGISTRATE

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of the foregoing has been furnished to Respondent, Lisa Paige Thompson at 311 NE 45th Terrace, Florida 34470 via USPS regular mail, and to Beverly Wisman, City of Lake City, Florida via electronic mail to wismanb@lcfla.com this 24th day of August 2016.


Jennifer B. Springfield

Cc via e-mail: Wendell Johnson
Robert Hathcox

Parcel: << 00-00-00-14102-000 (42640) >>

Owner & Property Info

Result: 37 of 62

Owner	THOMPSON LISA PAIGE 311 NE 45TH TERR OCALA, FL 34470		
Site	715 SW ALACHUA AVE, LAKE CITY		
Description*	S DIV: ALL BLOCK 319. ORB 464-140, 634-82, PROB #97-14-CP ORB 842-2400 THRU 2411, 926-054 THRU 062,		
Area	0.459 AC	S/T/R	32-3S-17
Use Code**	VACANT (0000)	Tax District	1

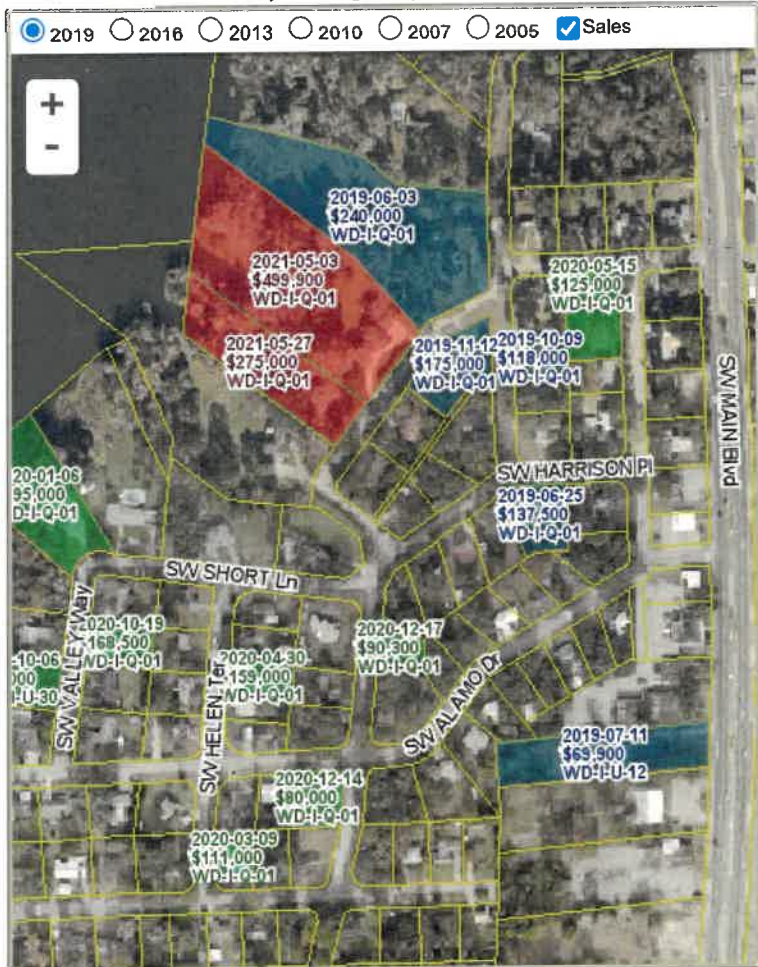
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2020 Certified Values		2021 Working Values	
Mkt Land	\$19,000	Mkt Land	\$19,000
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$19,000	Just	\$19,000
Class	\$0	Class	\$0
Appraised	\$19,000	Appraised	\$19,000
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$19,000	Assessed	\$19,000
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$19,000 city:\$19,000 other:\$19,000 school:\$19,000	Total Taxable	county:\$19,000 city:\$19,000 other:\$0 school:\$19,000

Aerial Viewer Pictometry Google Maps



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
3/28/2001	\$100	0926/0062	PR	I	U	01
2/26/2001	\$100	0926/0058	QC	I	U	01
2/26/2001	\$100	0926/0054	QC	I	U	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	20,000.000 SF (0.459 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$19,000

Search Result: 37 of 62

ix Record

Last Update: 8/6/2021 11:37:15 AM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number R14102-000		Tax Type REAL ESTATE		Tax Year 2020	
Mailing Address THOMPSON LISA PAIGE 311 NE 45TH TERR OCALA FL 34470		Property Address 715 ALACHUA SW LAKE CITY GEO Number 000000-14102-000			
Exempt Amount See Below		Taxable Value See Below			
Exemption Detail NO EXEMPTIONS		Millage Code 001		Escrow Code	
Legal Description (click for full description) 00-00-00 0000/0000.46 Acres S DIV: ALL BLOCK 319. ORB 464-140, 634-82, PROB #97-14-CP ORB 842-2400 THRU 2411, 926-054 THRU 062,					
Ad Valorem Taxes					
Levying Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
TY OF LAKE CITY	4.9000	19,000	0	\$19,000	\$93.10
ARD OF COUNTY COMMISSIONERS	8.0150	19,000	0	\$19,000	\$152.29
LUMBIA COUNTY SCHOOL BOARD					
CRETIONARY	0.7480	19,000	0	\$19,000	\$14.21
CAL	3.7810	19,000	0	\$19,000	\$71.84
PITAL OUTLAY	1.5000	19,000	0	\$19,000	\$28.50
WANNEE RIVER WATER MGT DIST	0.3696	19,000	0	\$19,000	\$7.02
KE SHORE HOSPITAL AUTHORITY	0.0001	19,000	0	\$19,000	\$0.00
Total Millage		19.3137	Total Taxes		\$366.96
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
XLCF	CITY FIRE ASSESSMENT	\$50.40			
Total Assessments					\$50.40
Taxes & Assessments					\$417.36
If Paid By					Amount Due
					\$0.00
Date Paid	Transaction	Receipt	Item	Amount Paid	
16/2021	PAYMENT	3108548.0003	2020	\$413.19	

Prior Years Payment History

Prior Year Taxes Due

NO DELINQUENT TAXES

**CODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**

City of Lake City
205 N Marion Ave.
Lake City, Florida 32055

NOTICE OF HEARING

Case # 16-168

Respondent Lisa Paige Thompson

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on (day) Thursday, September 9, 2021 _____, at (time) 1:00 PM. The hearing will take place at City Hall, 205 N Marion Ave., 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to said Board concerning the violation. You have the right to examine all evidence and to cross-examine all witnesses, and to present evidence and testimony on your behalf concerning said violation.

Your failure to appear at the hearing may result in a civil fine being imposed on you for said violation(s) up to \$250.00 per day/per violation each day the violation continues.

****It is the RESPONSIBILITY of the RESPONDENT to schedule a Compliance Inspection****

This case will not go before the Board if the violation(s) are brought into compliance in accordance with the Notice of Violation.

I hereby certify that I delivered the foregoing notice to (Name of person and relationship):

Name Lisa Paige Thompson Relationship owner

On date 8/6/21 time being Personal Service

Posted on property and at City Hall

Certified Mail, Return Receipt requested

First class mailing

Refused to sign, drop service

Jones, Beverly A

Print Name of Code Inspector

Signature of Code Inspector

NOTE: Minutes of the Code Enforcement Board Hearings are not transcribed verbatim. If you require a verbatim transcript, you must make arrangements for a court reporter or some other method of recording/transcribing.

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Lisa Paige Thompson
311 NE 45th Ter
Ocala, FL 34470



9590 9402 6540 1028 6167 64

7018 0680 0001 1581 4798

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Lisa Thompson

☐ Agent

☐ Addressee

B. Received by (Printed Name)

Lisa Thompson

C. Date of Delivery

8-10

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

per customer

COVID 19

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☐ Certified Mail®

☐ Certified Mail Restricted Delivery

Signature on Delivery

Signature on Delivery Restricted Delivery

Insured Mail

☐ Insured Mail Restricted Delivery

(over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted

Delivery

☐ Signature Confirmation™

☐ Signature Confirmation

Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt